

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH STATION URBAN RENEWAL AREA, PROJECT NO.
MASS. R-82C AND AUTHORIZATION TO PROCLAIM BY
CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South Station Urban Renewal Area was adopted by the Boston Redevelopment Authority on May 23, 1968 and approved by the City Council of the City of Boston on February 24, 1969; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to Parcel C-5 are consistent with the objectives of the South Station Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof, the South Station Urban Renewal Plan, Mass. R-82C, be and hereby is amended as follows:

1. That the provision entitled "Other Requirements" for Parcel C-5 on page 6-7 of the said Plan is hereby amended by deleting the first two sentences, and inserting the following in place thereof: "In the event that a pedestrian bridge shall be constructed across Atlantic Avenue to the site, a public pedestrian right of way shall be provided from such bridge through the second floor and atrium levels to the main Summer Street entrance. In the event that a further pedestrian bridge shall be constructed across South Street, a public pedestrian right of way shall be provided from the Atlantic Avenue bridge over the external walkway constructed at the second floor level along Essex Street to the South Street bridge."
2. That the said provision is hereby further amended by deleting the last sentence, and inserting the following in place thereof: "The second floor area of the building surrounding the atrium shall be designed and used exclusively for retail sales and services to the general public, which shall include but not be limited to a lounge in the atrium area and an adjoining restaurant. The second floor area of the building fronting on Essex Street shall also be designed for such retail sales and services, and the redeveloper shall use its best efforts to lease the area and insure its actual use for such retail sales and services to the general public. The uses of the basement level of the building shall include but not be limited to cinemas, all in accordance with the design materials approved by the Authority."

3. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the foregoing modifications shall be severable such that if one or more of the same shall be determined invalid the remainder shall remain in full force and effect.
7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974.

MEMORANDUM

AUGUST 6, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH STATION URBAN RENEWAL PROJECT
PROCLAIMER OF MINOR MODIFICATIONS OF THE
URBAN RENEWAL PLAN

SUMMARY: This memorandum requests that the Authority
(1) Adopt a minor modification of the South Station
Urban Renewal Plan with respect to Disposition Parcel C-5;
and (2) authorize the Director to proclaim by certificate
this minor modification.

Design approval has been given to Rose Associates for its construction of a 45-story office tower at Dewey Square in the South Station Urban Renewal Project Area. It is now proposed that the Authority adopt a minor modification to the Urban Renewal Plan to reflect the design refinements agreed upon by the BRA and the developer.

The original requirements for the site assumed that the primary pedestrian route along the Summer Street side of the building would be at the second floor level. The plan therefore provided that no setback would be required at the street level. The BRA has revised these plans to allow for a landscaped street-level plaza affording a better pedestrian view of the South Station Headhouse, which is now a National Register landmark. It is therefore appropriate to delete the present reference to the building's first floor setback.

At the second floor level, an improved design has been agreed upon which will assure public pedestrian access from Summer Street to the retail and restaurant area of the building's second floor. Also, in the event that the City or the Authority should decide in the future to route pedestrian traffic through the building at the second level, public rights of way will be assured for this purpose. Appropriate amended language has therefore been proposed for the Plan to incorporate these requirements.

In the opinion of the Chief General Counsel, the proposed modification is minor and does not substantially or materially alter or change the Plan, and may therefore be proclaimed by certificate.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan and authorizing the Director to proclaim the modification.

